



Rif: CML035

Panoramic position: group of rural buildings with approx. 2 hectares of land

Euro 85000



Cortemilia

An authentic corner suspended among the hills of Alta Langa

The property is located in an area of absolute peace and privacy, accessible via a road that winds through and ends in a scenic woodland passage. The final stretch of the route, immersed in dense and untouched hillside forest, perfectly anticipates the atmosphere of the place: nature, silence, and complete detachment from traffic and everyday life.

Upon reaching the ridge, the landscape suddenly opens up in all its beauty, offering a dominant 360-degree view over the surrounding valleys and hills of the Langhe, in a highly evocative natural setting.

The real estate complex is strategically located among the hills of Alta Langa, in an area between Cortemilia and Bergolo, regions known for their authenticity, small stone villages, still intact agricultural landscapes, and a growing cultural and tourist vocation. Cortemilia, known as the capital of the Tonda Gentile hazelnut, is an important service and gastronomic hub, while Bergolo, defined as one of the most characteristic “stone villages” of the area, is renowned for its unique artistic and landscape identity.

The property complex

The property consists of several rural buildings that preserve the charm of Piedmontese tradition and offer wide redevelopment potential.

The main building is a stone house from Langa of about 200 sqm gross, spread over two levels and completely to be restored. On the ground floor there are rooms with beautiful original stone vaults, architectural features of great value that could be transformed into elegant living areas, social spaces, tasting rooms, or characteristic cellars dedicated to local products.

The property also includes:

- a second 1970s house of approx. 110 sqm gross, already habitable, composed of entrance, kitchen, living room, two bedrooms and bathroom, ideal as an independent unit or temporary accommodation during works;
- an ancient stone wood-fired oven, an authentic testimony of rural life in the past;

- an independent stone building currently used as storage, with renovation potential;
- large warehouses and a barn for approx. 200 sqm gross in total;
- a 50 sqm gross porch, ideal as a panoramic relaxation area or multifunctional covered space.

Land and natural context

The property is surrounded by approx. 19,000 sqm of woodland, ensuring absolute privacy and continuous direct contact with nature. There is also the possibility to purchase additional adjoining land at an indicative price of €0.50/sqm, thereby expanding the estate.

Tourist and hospitality potential

Thanks to the articulated structure of the buildings, the panoramic position and the high-quality natural setting, the property is particularly suitable for the development of a hospitality project. It is ideal for activities such as boutique B&B, scattered holiday home, charming agritourism, or experiential hospitality structure, enhancing the connection with the territory and its food and wine tradition.

Additional opportunity

Of particular interest is the possibility to purchase, in the immediate vicinity, an additional already habitable property, perfect as a residence for managers, guest annex, or as an expansion of the accommodation offering.

The Cortemilia–Bergolo area

The area between Cortemilia and Bergolo represents one of the most authentic and least altered corners of Alta Langa. It is characterized by gentle hills, dense forests, hazelnut groves, and small stone settlements that still preserve their original rural identity.

Cortemilia is the main center of the area, a reference point for services and food and wine tradition, known especially for the “Nocciola Piemonte IGP” hazelnut and for numerous initiatives enhancing local products. Nearby, Bergolo is a unique example of a stone village, known for its artistic vocation, open-air installations, and slow, sustainable tourism.

The intermediate position between these two hubs makes the property particularly interesting for those seeking a balance between isolation, nature, and proximity to culturally and touristically active centers, in a context of growing international interest.

DETTAGLI IMMOBILE:

Stato Immobile:	Da ristrutturare
Camere:	2
Bagni:	1
Altitudine:	730 m s.l.m.
Posizione:	Isolato
Indipendenza Sui Lati:	Su 4 lati
Indipendenza Verticale:	Da terra al tetto

Orientamento Facciata Principale: Sud**Grado Di Luminosità:** Molto luminoso**Grado Di Silenziosità:** Silenzioso**Utenze:** Acqua, Elettricità**Superficie Totale Mq:** 500**Classe Energetica:** F 376,26 kWh/m² anno**Tipo Di Riscaldamento:** Senza riscaldamento**Accessibilità:** strada sterrata**Altre Caratteristiche:** Posto auto, Cantina, Fienile, Stalla, Cortile**Opportunità Turistiche In Zona:** Trekking, Mountain-bike, Enogastronomia**Terreno Mq:** 19000**Morfologia Terreno:** Collinoso**Tipo Di Terreno:** Terreno generico**Orientamento Terreno:** Sud**Autostrada:** 30 km**Primo Centro Abitato:** 4 km**Mare:** 60 km**Aeroporto:** 135 km**Locali:** 5**Numero Di Piani:** 2